



**Zoning Board of Appeals Agenda**  
**Tuesday, October 21, 2014**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**815-987-5585**

**Minutes on Website:** <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

**ZBA 034-14**

Applicant  
Ward 10

**5410 and 5456 East State Street**

Dale Nelson / Drinc, Inc.

**Special Use Permit** for a restaurant, bar and grill and nightclub in a C-3, General Commercial Zoning District

**Laid Over from August and September meetings**

**ZBA 042-14**

Applicant  
Ward 01

**7310 Walton Street**

Q.T. Sign, Inc. / Danielle Wagner

**Variation** to increase the number of allowable wall signs from two (2) to three (3) in a C-3, General Commercial Zoning District

**ZBA 043-14**

Applicant  
Ward N/A

**Zoning Text Amendments**

City of Rockford

Amendments to Section 10-007-C.

Conflict with Private Agreements and Covenants, Items 1. And 2.

**ZBA 044-14**

Applicant  
Ward 11

**383 18<sup>th</sup> Avenue**

Rust-oleum Corporation / Scott Anderson

**Variation** to decrease the required front yard setback for a parking lot from ten (10) feet to zero (0) feet along 18<sup>th</sup> Avenue

**Variation** to reduce the required ten (10) feet wide frontage landscaping to zero (0) feet along 18<sup>th</sup> Avenue in an I-2, General Industrial Zoning District

**ZBA 045-15**

Applicant  
Ward 13

**416 South Main Street**

Gorman & Company, Inc. / Ben Marshall

**Special Use Permit for a Planned Unit Development** consisting of a hotel, restaurants, private museum, large entertainment and meeting venue, and an atrium and conference center in a C-4, Urban Mixed-Use Zoning District